

MEMORANDUM

To: Jere Johnson, EPA Region IX
Work Assignment Manager

From: William E. Ritthaler, URS Consultants, Inc. *WR*

Subject: Completed Work

cc: Jeri Simmons, EPA Region IX Contract Officer
Travis Cain, EPA Region IX Project Officer

*Rec'd
8.5.93
JH*

Attached is the following completed:

☒ PA: ☐ PA Review: ☐ SI: ☐ ESI:

Other: _____

Site Name: Hughes Aircraft Company (4201 Bonita Place)

Latitude: 33° 55' 16" N

Longitude: 117° 55' 36" W

EPA ID#: CAD981382500 (40601)

City, County: Fullerton, Orange County

State Recommendation:
(for reviews only)

For EPA Use Only

EPA Further Action Determination: SEA

Lead Agency: F

Sign-Off Date: 10.6.93

Initials of Site Assessment Manager: JH

Document Screening Coordinator: JM2 10/6/93

Chief, Site Evaluation and Grants Section: THS 10/6/93

Wong 10/7/93

3952

MEMORANDUM

**To: Jere Johnson, EPA Region IX
Work Assignment Manager**

From: William E. Ritthaler, URS Consultants, Inc.

**Subject: Transmittal List for Hughes Aircraft Company
Preliminary Assessment**

**(4201 Bonita Place, Fullerton, California 92634 Orange County
Site EPA ID Number: CAD981382500)**

**URS suggests that the following persons/agencies receive a copy of the document
referenced above:**

- Hughes Aircraft Company
Ground Systems Group, Bldg 606 MS B027
P.O. Box 3310
Fullerton, CA 92634
Attn: Paul E. Brewer
- RWQCB Santa Ana Region 8
2010 Iowa Avenue, Suite 100
Riverside, CA 92507-2409
Attn: Carl Bernhardt
- DTSC Region 4
245 W. Broadway, Suite 350
Long Beach, CA 90802
Attn: Julie Johnson
- Bonita Properties Company
c/o Vincent B. Ruh Co.
11947 E. Florence Avenue, Suite 1
Santa Fe Springs, CA 90670
Attn: Thomas Ruh
- Roy F. Weston, Inc.
83 West March Lane, Suite 12
Stockton, CA 95207
Attn: Brian Oatman

Purpose: CERCLA Preliminary Assessment

**Site: Hughes Aircraft Company
4201 Bonita Place
Fullerton, California 92634
Orange County**

Site EPA ID Number: CAD981382500

**URS Investigators: Tracy A. Faulkner
Samuel Won**

Date of Inspection: June 2, 1993

Report Prepared By: Tracy A. Faulkner

Report Reviewed By: Ingrid Y. Chen

Review/Concurrence:

William E. Reinhold

Report Date: July 23, 1993

Document Control No.: 62310.06.33.155 05.a.1

**Submitted To: Jere Johnson
EPA Region IX
Work Assignment Manager**

EPA FINAL REPORT

1.0 Introduction

The U.S. Environmental Protection Agency (EPA), Region IX, under authority of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA) has tasked URS Consultants, Inc. to conduct a Preliminary Assessment (PA) of the Hughes Aircraft Company facility in Fullerton, Orange County, California.

The purpose of the PA is to review existing information on the site and its environs to assess the threat(s), if any, posed to public health, welfare, or the environment and to determine if further investigation under CERCLA/SARA is warranted. The scope of the PA includes the review of information available from federal, state, and local agencies, and performance of an on-site reconnaissance visit.

Using these sources of information, the site is then evaluated using EPA's Hazard Ranking System (HRS) criteria to assess the relative threat associated with actual or potential releases of hazardous substances at the site. The HRS has been adopted by EPA to help set priorities for further evaluation and eventual remedial action at hazardous waste sites. The HRS is the primary method of determining a site's eligibility for placement on EPA's National Priorities List (NPL). The NPL identifies sites at which EPA may conduct remedial response actions. This report summarizes URS' findings of these preliminary investigative activities.

The Hughes Aircraft Company (Hughes) Fullerton facility was identified as a potential hazardous waste site after EPA Region IX Site Assessment Manager Rachel Loftin received a memo from Ecology and Environment, Inc. representative Art Mahoney on August 8, 1991. The memo stated that through the course of investigating another Hughes facility located at 1901 W. Malvern Avenue in Fullerton (EPA ID# CAD063109243), additional Hughes facilities in the Fullerton, California area should be evaluated under CERCLA. Mr. Mahoney noted that these additional facilities were listed in Resource Conservation and Recovery Information System (RCRIS) and recommended the facilities be included in the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) (1). The Fullerton facility was entered into the CERCLIS database on August 20, 1991.

1.1 Apparent Problem

The apparent problem at the site was the generation of U121 waste as listed in Hughes' EPA Notification of Regulated Waste Activity form. According to 40 CFR Part 261, Subpart D; U121 is identified as a group of hazardous substances which are commercial chemical products, manufacturing chemical intermediates, or off-specification commercial chemical products. Specifically, U121 refers to spent trichlorofluoromethane (Freon 11) or trichloromonofluoromethane (2,3).

2.0 Site Description

2.1 Site Location

The Hughes site is located at 4201 Bonita Place in Fullerton, Orange County, California. The geographical coordinates for the Hughes site are latitude 33° 55' 16" North and

longitude 117° 55' 36" West. The Hughes site is located in Township 2 South, Range 10 West, Section 9 (4). The site is relatively flat. The site is approximately 4 miles northeast of the Fullerton Municipal Airport. Land within 1 mile of the site is principally commercial property with some light industrial and residential areas (see Figure 1, Site Location Map) (5).

2.2 Site Description

The site is rectangular with a single building (Building 621) occupying 6.2 acres. At the time of URS Consultants, Inc.'s (URS) site inspection on June 2, 1993, Building 621 was a vacant warehouse. A small portion of the building has a two-story office space. Another small portion of the building was designated as a radar refurbishment/retrofit operation. The location of the retrofitting operations within the building is unknown (see Figure 2, Facility Map) (5).

2.3 Operational History

The 4201 Bonita Place facility was leased by Hughes from May 1982 to October 1992. The property was leased from the Bonita Properties Company through Vincent B. Ruh Co. of Santa Fe Springs, California (6,7). Vincent B. Ruh Co. continues to serve as the leasing agent for Bonita Properties. The building has been vacant since Hughes left the premises in October 1992 (6).

Building 621 was used as the main materials storage area after this function was moved from Hughes Building 686 (2011 Raymer Avenue, CAD981452006). The building also housed a ground-based radar refurbishment/retrofit operation (6). Specific information concerning the details of the radar retrofitting operations is unavailable.

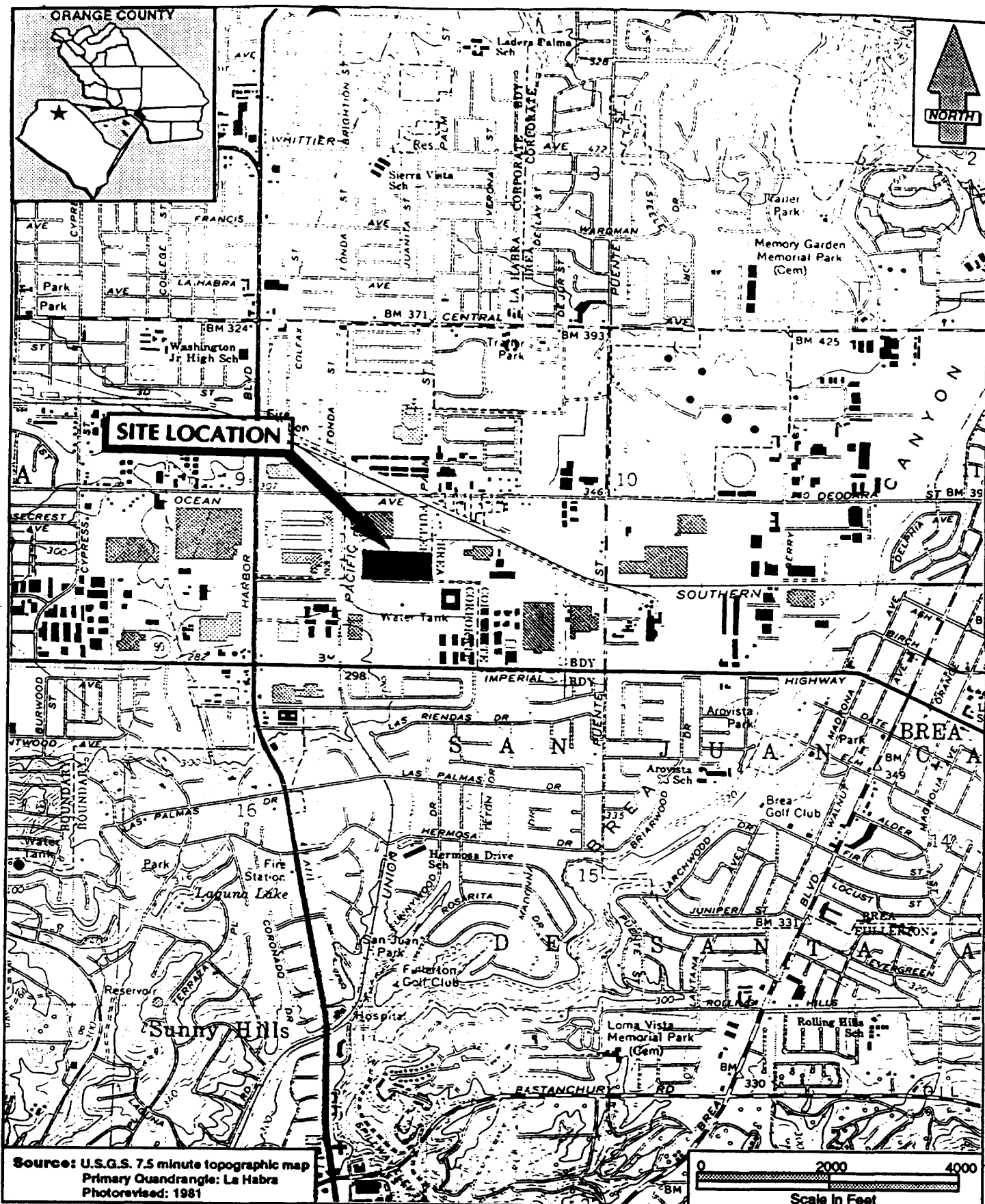
Hazardous materials used in the radar retrofit program included small quantities of adhesives, solvents (acetone, methyl ethyl ketone), waste oils, and coatings. Hazardous wastes generated at the site include small quantities of out-of-specification adhesives and coatings, solvent contaminated solid wastes, spent solvents, and oils (6). Quantities of hazardous materials and hazardous wastes contained at the site are unavailable.

Once these materials were used, wastes were collected and temporarily stored in secured containers and placed into an enclosed chemical storage room in Building 621. Hazardous wastes were transported for recycling or disposal to permitted Treatment Storage and Disposal Facilities (TSDF) within 90 days of accumulation. TSDFs contracted by Hughes to receive such wastes are Chemical Waste Management and Rollins Environmental Management (6).

A site inspection conducted by URS on June 2, 1993 revealed that facility operations had ceased, and no hazardous materials or wastes remained in Building 621. There was no evidence of chemical spills at the site (5). Hughes reported that the facility had no hazardous materials or waste releases to the environment (6).

2.4 Regulatory Involvement

Hughes notified EPA on February 26, 1986 that the 4201 Bonita Place facility in Fullerton, California was a generator of U121 waste. According to 40 CFR Part 261, Subpart D, U121 is identified as a group of hazardous substances which are commercial chemical products, manufacturing chemical intermediates, or off-specification commercial chemical

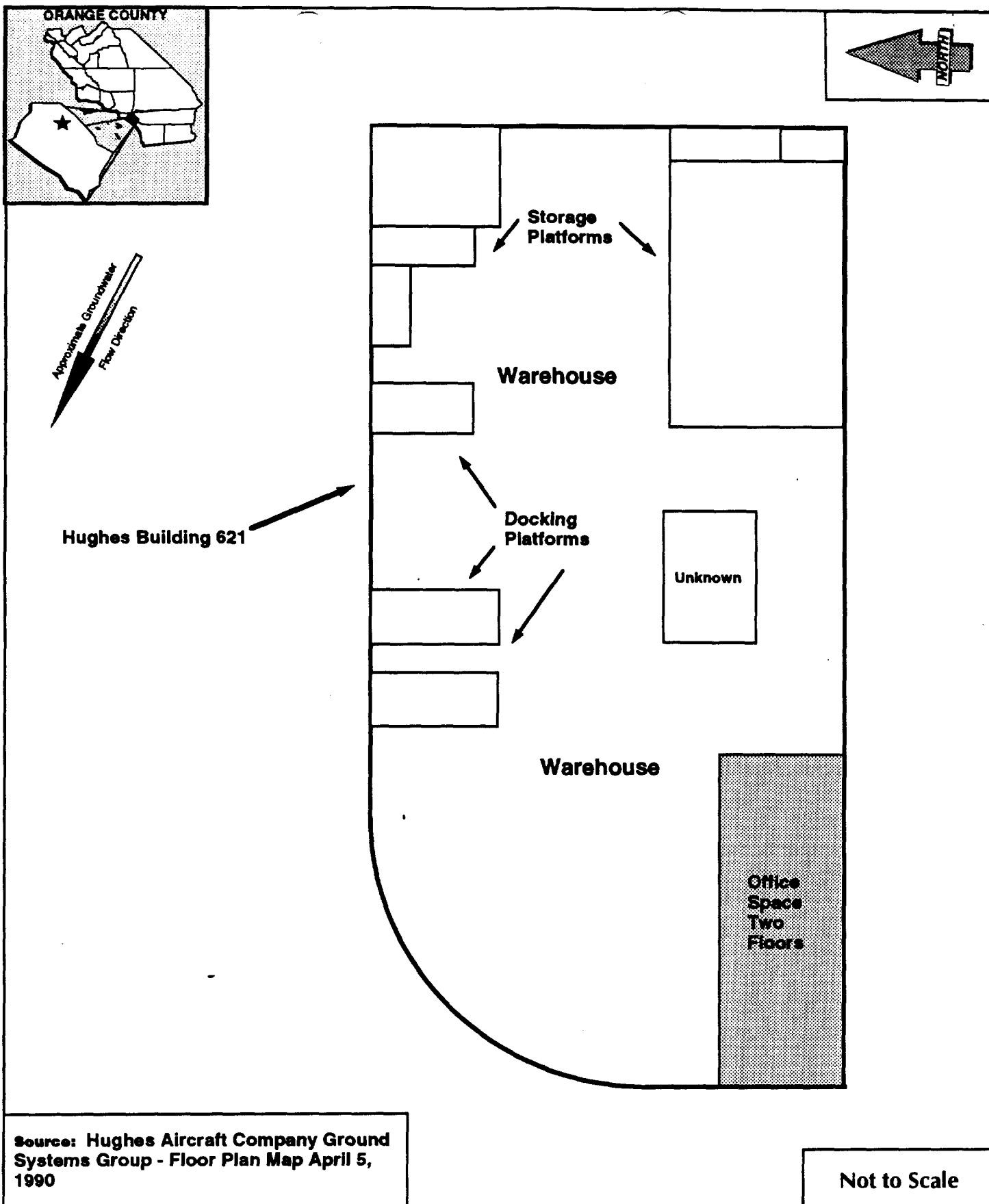


URS Consultants
 100 California Street Suite 500
 San Francisco, CA 94111
 May 5, 1993

Site Location Map
Hughes Aircraft Company
 4201 Bonita Place, Fullerton, CA

FIGURE

1



URS Consultants
100 California Street
San Francisco, CA 94111
June 22, 1993

Facility Map
Hughes Aircraft Company
4201 Bonita Place, Fullerton, CA

FIGURE

2

products. Specifically, U121 refers to trichlorofluoromethane (Freon 11) or trichloromonofluoromethane (3). The site was entered into the RCRIS database as a large quantity generator on March 5, 1986. No Resource Conservation and Recovery Act (RCRA) investigations were performed at the site. There is no other information concerning RCRA involvement at the site (2).

Region 8 of the Regional Water Quality Control Board (RWQCB) has not been involved with this site. Hughes did not hold a National Pollutant Discharge Elimination System permit (8).

The California Environmental Protection Agency Department of Toxic Substances Control (Cal EPA DTSC) has not been involved with this site. Cal EPA DTSC has no file on this site (9).

The South Coast Air Quality Management District (AQMD) has no record of permits for the Hughes Fullerton facility; however, a Hughes representative states that the site held a permit from AQMD for a standby generator (10,6). Hughes reports that the AQMD made at least one site inspection (date unknown). No violations were issued to Hughes (6). It is suspected that the AQMD file for the Fullerton facility could be filed under Hughes' mailing address at 1901 W. Malvern Ave. (where the main Orange County Hughes facility is located), instead of the facility address.

The Orange County Environmental Management Agency had no file on this site (11).

3.0 Hazard Ranking System Factors

The Hazard Ranking System (HRS) is a scoring system used to assess the relative threat associated with actual or potential releases of hazardous substances from sites. It is the principal mechanism EPA uses to place sites on the National Priorities List (NPL). URS has evaluated the following HRS factors relative to this site.

3.1 Sources of Contamination

There are currently no known hazardous materials stored or wastes generated at this site (5). Spent solvents such as methyl ethyl ketone, acetone, and trichlorofluoromethane were hazardous wastes generated while the facility was operating. Trichlorofluoromethane, methyl ethyl ketone, and acetone were used to clean small metal parts. Quantities of hazardous wastes generated at the facility are unavailable. There have been no reported releases or spills to the environment (6).

3.2 Groundwater Pathway

3.2.1 Hydrogeologic Setting

This Hughes facility is located in the Orange County Groundwater Basin. The basin is divided into the upper, middle, and lower regional aquifer systems. The upper aquifer system is unconfined and extends to 600 feet below ground surface. The upper aquifer includes stream terrace and older alluvial deposits. The middle aquifer system is confined and extends from the base of the upper aquifer system to an approximate depth of 1,400 feet. The lower aquifer system is also confined and extends from the base of the middle aquifer system to the base of the fresh water zone. The base of the fresh water zone in

the vicinity of the site is estimated to be approximately 2,900 feet below ground surface (12).

3.2.2 Groundwater Targets

There are four municipal drinking water wells and two private drinking water wells located within 4 miles of the site. The municipal wells are operated by California Domestic Water Company, Suburban Water Company, and the city of Fullerton. The private wells are operated by Chevron USA, Inc. and Village of Child Help, USA. Collectively, these purveyors deliver water to an estimated 76,383 people within 4 miles of the Hughes facility. The nearest well is approximately 1.75 miles northwest of the site (13).

3.2.3 Groundwater Conclusions

There are drinking water targets within 4 miles of the site; however, there has been no observed release of hazardous substances to groundwater. An observed release as defined by EPA Region IX is when the chemical analysis of an environmental sample from a site is found to be three times above background concentrations, and some portion of the release is attributable to the site. No groundwater samples have been collected at the Hughes site (6).

3.3 Surface Water Pathway

3.3.1 Hydrologic Setting

This site is located in a 500-year floodplain (14). Surface water runoff flows southward (3). This site receives approximately 5.19 inches of rain annually, and the 2-year, 24 hour rainfall for the site is 0.30 inches (15). The nearest surface water is more than 2 miles from the site (13).

3.3.2 Surface Water Targets

There are no surface water intakes within 15 miles downstream of the site. The nearest sensitive environment is greater than 15 miles from the site. There are no surface water targets associated with this site (13).

3.3.3 Surface Water Conclusions

There is no documented release of hazardous substances to surface water. There is no surface water within 2 miles of the site (4). There are no hazardous sources available to surface water (5).

3.4 Soil Exposure and Air Pathways

3.4.1 Physical Conditions

The Hughes site is completely paved (5). All retrofitting operations occurred in an enclosed building (6). The vacant Hughes building is secure. Public access to the site is limited. There is a barbed wire, chain-link fence surrounding the site. There is a Hughes security guard posted at the east access gate (5).

3.4.2 Soil and Air Targets

There are no sensitive environments at or within 4 miles of the site. There are approximately 194,634 people residing within 4 miles of the site. The nearest resident is less than 0.25 miles northeast of the site (13).

3.4.3 Soil and Air Conclusions

The site is completely paved (5). There has been no observed release or potential of release to soil. (See Section 3.2.3 on page 6 for the definition of observed release.) Spent solvents (methyl ethyl ketone and acetone) and Freon 11 (trichlorofluoromethane) are sources which had the potential of emitting contaminants into the air while the facility was operating (6).

4.0 Emergency Response Considerations

The National Contingency Plan [40 CFR 300.415 (b) (2)] authorizes the Environmental Protection Agency to consider emergency response actions at those sites which pose an imminent threat to human health or the environment. For the following reason a reference to EPA's Region IX Emergency Response Section does not appear necessary:

- There are no sources of uncontrolled hazardous substances on-site.

5.0 Summary

The 4201 Bonita Place facility was leased by Hughes Aircraft Company (Hughes) from May 1982 to October 1992. The property was leased from the Bonita Properties Company through Vincent B. Ruh Co. Hughes leased Building 621 for office space and a small electronic assembly operation.

Hughes notified EPA on February 26, 1986 that the 4201 Bonita Place facility in Fullerton, California was a generator of U121 waste. According to 40 CFR Part 261, Subpart D, U121 is identified as a group of hazardous substances which are commercial chemical products, manufacturing chemical intermediates, or off-specification commercial chemical products. Specifically, U121 refers to trichlorofluoromethane (Freon 11) or trichloromonofluoromethane. The site was entered into the Resource Conservation and Recovery Information System (RCRIS) database as a large quantity generator on March 5, 1986.

Hazardous substances used in Building 621 include Freon 11 (trichlorofluoromethane), small quantities of adhesives, solvents (acetone, methyl ethyl ketone), waste oils, and coatings. Hazardous wastes generated at the site include small quantities of out-of-specification adhesives and coatings, solvent contaminated solid wastes, spent solvents, and oils. Exact quantities of materials used or wastes produced are unavailable.

Wastes were stored in an enclosed chemical storage room prior to removal off-site to permitted Treatment Storage and Disposal Facilities (TSDF), such as Chemical Waste Management or Rollins Environmental Management, for recycling or disposal.

A site inspection conducted by URS Consultants, Inc. on June 2, 1993 confirmed that the facility operations had ceased, and all hazardous materials stored and wastes generated at

this site had been removed. There is no record of hazardous material or hazardous waste releases to the environment. There are currently no wastestreams containing Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) regulated hazardous substances present at the site to adversely impact the groundwater, surface water, soil exposure, and air migration pathways.

The following are HRS factors pertinent to the Hughes site:

- There are no hazardous wastes or substances present at the site.
- There are no documented releases to the environment.
- There are no surface water bodies within 2 miles of the site.
- Former operations, including hazardous waste handling and storage, took place within one building on-site.

REMEDIAL SITE ASSESSMENT DECISION - EPA REGION IX

Site Name: Hughes Aircraft Company (4201 Bonita Place)

EPA ID #: CAD981382500

Alias Site Names:

City: Fullerton

County or Parish: Orange County

State: CA

Refer to Report Dated: July 23, 1993

Report Type: Preliminary Assessment

Report developed by: URS Consultants, Inc.

DECISION:

☒ 1. Further Remedial Site Assessment under CERCLA (Superfund) is not required because:

☒ 1a. Site does not qualify for further remedial site assessment under CERCLA (Site Evaluation Accomplished - SEA)

☐ 1b. Site may qualify for further action, but is deferred to: ☐ RCRA ☐ NRC

☐ 2. Further Assessment Needed Under CERCLA

2a. (optional) Priority: ☐ Higher ☐ Lower

2b. Activity ☐ PA ☐ ESI
Type ☐ SI ☐ HRS evaluation

☐ Other _____

DISCUSSION/RATIONALE:

Facility is no longer operating
No evidence of release of hazardous substances.

Report Reviewed and Approved by: J.M. Johnson Signature: J.M. Johnson Date: 10.6.93

Site Decision Made by: J.M. Johnson Signature: J.M. Johnson Date: 10.6.93

References

1. Mahoney, Art, Ecology and Environment, Inc., to Rachel Loftin, EPA Region IX, Correspondence in the Comprehensive Environmental Response, Compensation, and Liability Act File CAD063109243, August 8, 1993.
2. Harris, Ted, EPA Region IX, to Tracy Faulkner, B&V Waste Science and Technology Corp., correspondence: RCRA Notification of Regulated Waste Activity Form 8700-12, April 19, 1993.
3. Code of Federal Regulations 40, Part 260 to 299, Pages 47-48, July 1, 1991.
4. U.S. Geological Survey, Topographic map La Habra, 1964, California 7.5-minute Quadrangle, Photorevised 1981.
5. Faulkner, Tracy, B&V Waste Science and Technology Corp., and Samuel Won, URS Consultants, Inc., *Site Reconnaissance Interview and Observations Report* of Hughes Aircraft Company, Fullerton Facility, June 2, 1993.
6. Brewer, Paul, Hughes Aircraft Company, to Samuel Won, URS Consultants, Inc., correspondence: Hughes facilities and operations, May 5, 1993.
7. Bone, Bertha, Orange County Office of the Assessor to Tracy Faulkner, B&V Waste Science and Technology Corp., correspondence: property ownership at 4201 Bonita Place, Fullerton, California, May 4, 1993.
8. Bernhardt, Carl, Regional Water Quality Control Board, and Tracy Faulkner, B&V Waste Science and Technology Corp., telephone conversation, June 2, 1993.
9. Yue, Aaron, Department of Toxic Substances Control, and Samuel Won, URS Consultants, Inc., telephone conversation, April 15, 1993.
10. Chief Prosecutor's Office, South Coast Air Quality Management District, to Tracy Faulkner, B&V Waste Science and Technology Corp., correspondence: printout of permits and notifications for Hughes facilities, April 20, 1993.
11. Hanson, Christine, Orange County Environmental Management Agency, to Tracy Faulkner, B&V Waste Science and Technology Corp., telephone conversation, April 28, 1993.
12. Anderson, Kurt, URS Consultants, Inc., *Hughes Aircraft Company, 651 Gilbert Street, Fullerton California, Preliminary Assessment Report*, January 22, 1992.
13. U.S. EPA Geographical Information System, printout, April 27, 1993.
14. Wuister, Greg, Fullerton Water Department, to Tracy Faulkner, B&V Waste Science and Technology Corp., telephone conversation, June 23, 1993.
15. U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Environmental Satellite Data and Information Service, National Climatic

Center, *Comparative Climatic Data for the United States Through 1985*,
Nashville, TN.

Appendix A
Contact Log and Reports

Contact Log

Facility Name: Hughes Aircraft Company, Fullerton
Facility ID#: CAD981382500

Contact	Affiliation	Phone #	Date	Information
Ted Harris	Environmental Protection Agency (EPA), Region IX; Resource Conservation and Recovery Act (RCRA)	(415) 774-2205	4/19/93	Mr. Harris said there is only a notification file on this site. URS received a copy of the notification on 4/19/93.
Germaine Bedard	Orange County Health Care Agency	(714) 834-3446	4/20/93	Ms. Bedard indicated that there is no file on this site.
Carl Bernhardt	Regional Water Quality Control Board (RWQCB), Region 8	(909) 782-4495	4/21/93	Mr. Bernhardt is the oversite manager for all Orange County Hughes facilities. Mr. Bernhardt indicated that there is no file on this site.
Paul Brewer	Hughes Aircraft Company	(714) 732-1376	4/21/93	See Contact Report.
Christine Hanson	Environmental Management Agency of Orange County	(714) 567-6363	4/28/93	Ms. Hanson said the Environmental Management Agency has no file on this site.
Paul Brewer	Hughes Aircraft Company	(714) 732-1376	5/4/93	See Contact Report.

Contact Log cont.

Facility Name: Hughes Aircraft Company, Fullerton
Facility ID#: CAD981382500

Contact	Affiliation	Phone #	Date	Information
Thomas Ruh	Vincent B. Ruh Co.	(310) 946-2115	5/18/93	Vincent B. Ruh Co. is the leasing agent for the property. URS arranged a site visit for 6/2/93. Mr. Ruh said there will be someone from his office who will open the building before URS' visit.
Gene Schaffer	Suburban Water Systems	(818) 966-2090	7/7/93	The city of Whittier receives 100 percent of its drinking water from groundwater. Suburban Water Systems has four wells which serve approximately 25,000 people.
Greg Wuister	City of Fullerton Water Department	(714) 738-6374	6/22/93	The city of Fullerton receives 70 percent of its drinking water from groundwater. It serves 140,000 people with 12 wells. The city lies in a 500-year floodplain.

Contact Log cont.

Facility Name: Hughes Aircraft Company, Fullerton
Facility ID#: CAD981382500

Contact	Affiliation	Phone #	Date	Information
Jeffery Nunn	California Domestic Water Co.	(310) 947-3811	7/6/93	The California Domestic Water Co. has a small drinking water well (300 gallons per minute) located 1.75 miles southeast of the site. This well is blended with water from five other wells serving approximately 100,000 people.



Contact Report

Contact Made Concerning: CAD981382500
Hughes Aircraft Company
4201 Bonita Place
Fullerton, California 92634
County of Orange

Agency or Affiliation Contact: **Hughes Aircraft Company**
Department: Safety, Health & Environmental Affairs
Address: P.O. Box 355; Mail Station 606-B027
City, State, Zipcode: Fullerton CA 93376
County: Orange

Representative Contact:

Name:	1. Paul Brewer	2. Paul Brewer	3.
Title:	Envr. Specialist	Envr. Specialist	
Contact Phone Number:	(714) 732-1376	(714) 732-1376	
Contact Date:	4/21/93	5/4/93	
Contact Facsimile Number:			

Contacted by URS Representative: Tracy A. Faulkner

Discussion:

4/21/93

URS contacted Paul Brewer as a follow-up to a previous contact made by Samuel Won of URS concerning the files of all Hughes sites currently under investigation by the U.S. Environmental Protection Agency Region IX Superfund Division.

Mr. Brewer indicated that information will be available the week of May 3, 1993. All information will be forwarded to the URS San Francisco office. Mr. Brewer is collecting data concerning the operational history of each facility and a description of the sites.

5/4/93

URS made a follow-up call to Paul Brewer to determine if the facility information had been sent to the San Francisco office. Mr. Brewer stated that the information will be mailed on 5/5/93. The information will describe the activities performed at each site, when Hughes occupied the site, what chemicals were stored or used at the site, and what wastes were generated. Mr. Brewer also said he will include facility maps, if available.

End Contact Report

This contact report was sent for confirmation by: ☐ Letter ☐ Phone ☐ Fax ☐ Other _____

This contact report was reviewed by:
(Signature and Date) _____

Appendix B
Site Reconnaissance Interview and Observations Report

Site Reconnaissance

Interview and Observation Report

Site Information CAD981382500

Name: **Hughes Aircraft Company**
Address: 4201 Bonita Place
City, State, Zip Code: Fullerton, California 92634
Phone Number: (714) 732-1376
Contact Name: Paul Brewer
Date of Site Visit: 6/2/93
URS Site Visit Team: Tracy Faulkner
Samuel Won

Site Representatives

Name : None - Building Vacant Title

Comments and Observations

URS Consultants, Inc. (URS) representatives Tracy Faulkner and Samuel Won arrived at the 4201 Bonita Place facility at 8:10 AM. The building was vacant; however, the leasing agent of the property owner opened the building before URS' arrival. According to Paul Brewer of Hughes Aircraft Company (Hughes), this building is referred to as Building 621. This building was principally used as a shipping and receiving warehouse for 10 years (5/82 through 10/92). Office space occupies less than 25 percent of the building. Approximately 75 percent of the building is the warehouse. There are a total of 270,997 square feet in the building. There was no evidence of hazardous waste storage or spills. There was no equipment left in the building.

URS spoke to the security guard at a Hughes building located at 4255 Palm St. The security guard indicated that when the lease expired at the Bonita site in 1992, the office personnel moved to 4255 and 4275 Palm St. These offices are connected to the eastern side of the Bonita building. The shipping and receiving operations were moved to Hughes' 651 Gilbert Avenue and 1901 W. Malvern Avenue locations. The security guard also reported that there are no manufacturing or assembly operations at the 4255 and 4275 Palm St. buildings.

URS left the site at 9:30 AM.

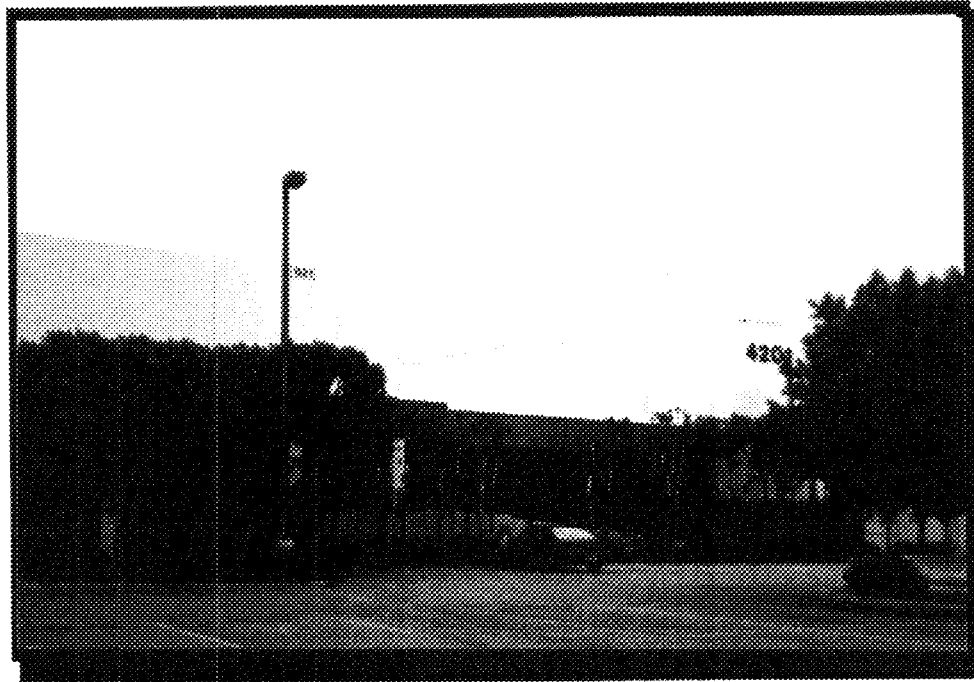
Appendix C
Photo Log

FIELD PHOTOGRAPHY LOG SHEET

CAD981382500

Hughes Aircraft Company
4201 Bonita Place
Fullerton, CA 92634
Orange County

Photo Number: 01
Date Taken: 6/2/93
Time Taken: 8:45 AM
Direction: North
Weather: Cloudy
Photographer: T. Faulkner



Photograph

Description: This photo shows a front view of the former Hughes Building 621. The building is vacant.

CAD981382500

Hughes Aircraft Company
4201 Bonita Place
Fullerton, CA 92634
Orange County

Photo Number: 02
Date Taken: 6/2/93
Time Taken: 8:50 AM
Direction: Northeast
Weather: Cloudy
Photographer: T. Faulkner



Photograph

Description: This photo shows that the Building 621 extends for an entire block. Shipping and receiving doors extend the length of the building. This building was used as a warehouse. This site is secured with a chain-link fence and barbed wire.

Appendix D
Latitude/Longitude Worksheet

**LATITUDE AND LONGITUDE CALCULATION WORKSHEET #1
WHEN USING CUSTOM RULER OR COORDINATOR (TM)**

SITE: Hughes Aircraft Company NUMBER: CAD981382500
AKA: _____ SSID: _____
ADDRESS: 4201 Bonita Place
CITY: Fullerton STATE: California ZIP CODE: 92634
SITE REFERENCE POINT: Front of Building 621
TOPO MAP La Habra TOWNSHIP: 2S RANGE: 10W
SCALE: 1:24,000 MAP DATE: 1964 rev. 1981 SECTION: 9 1/4 1/4 1/4 1/4
MAP DATUM: ☒ 1927 ☐ 1983 MERIDIAN: San Bernardino

COORDINATES FROM LOWER RIGHT (SOUTHEAST) CORNER OF 7.5' MAP:

LONGITUDE: 117° 52' 30" LATITUDE: 33° 52' 30"

COORDINATES FROM LOWER RIGHT (SOUTHEAST) CORNER OF 2.5 SUB-MAP:

LONGITUDE: 117° 55' 00" LATITUDE: 33° 55' 00"

CALCULATIONS: LATITUDE (7.5 MINUTE QUADRANGLE MAP)

A) ALIGN THE BOTTOM OF THE SCALE WITH BOTTOM OF GRID. ALIGN THE TOP OF THE SCALE WITH THE TOP OF GRID. POSITION EDGE OF RULER OVER SITE REFERENCE POINT WHILE KEEPING TOP AND BOTTOM ALIGNED.

B) READ TICS ON RULER AT 1 OR 0.5 SECOND INTERVALS. (INTERPOLATE IF POSSIBLE)

0' 16"

C) RECORD LATITUDE: 33°55'16" N

CALCULATIONS: LONGITUDE (7.5 MINUTE QUADRANGLE MAP)

A) ALIGN THE BOTTOM OF THE SCALE WITH THE RIGHT SIDE OF GRID. ALIGN THE TOP OF THE SCALE WITH THE LEFT SIDE OF GRID. POSITION EDGE OF RULER OVER SITE REFERENCE POINT WHILE KEEPING TOP AND BOTTOM ALIGNED.

B) READ TICS ON RULER AT 1 SECOND INTERVALS. (INTERPOLATE IF POSSIBLE)

0' 36"

C) RECORD LONGITUDE: 117°55'36"W

INVESTIGATOR: Tracy A. Faulkner

DATE: 6/6/93

H-8-1

*filed
8/8/91
p.c.d.*
Rachel:

During the course of investigating Hughes, (EPA ID# CAD063109243) ³³⁰⁶ several other Hughes facilities were discovered which should be considered for placement on CERCLIS.

A RWQCB search ~~set~~ revealed that one of the Hughes facilities (EPA ID# CAD981451826) has apparently contaminated groundwater with TCE. This facility is listed in the RCRA database as a generator 1, but not listed in CERCLIS.

There are seven other Hughes facilities which are also associated with the 1901 W. Malvern Avenue, Fullerton facility. These facilities may also warrant further investigation. They are all listed in RCRA as generators, but ~~is~~ not listed in CERCLIS.

You will find a groundwater monitoring report and correspondence for the 651 Gilbert Avenue facility which was all found at the Santa Ana RWQCB.

If you have any questions, please
contact me.

Thank you and
Good luck,

Art Mahoney

✓ SOLVENT SOURCE

✓ DOHS

✓ RWQCE

✓ OTH

Attachment C

DATE 5-91

Satellite Facilities Generating Wastes for disposal through the Storage Yard (Bldg. 611) located in main plant:

✓ Ground System Group Gen 4, TSD
1901 W. Malvern Ave CERCLIS
Fullerton, CA 92683
EPA ID# CAD-063109243 3306

orange →

- 4047 ✓ Hughes Aircraft Company (GEN 2) Hughes Aircraft Company
RCNA 14501 Valley View Los Angeles 8475 Artesia Orange GEN 2
Santa Fe Springs, CA 90670 Buena Park, CA 90620
(714) 802-4607 (714) 670-4345
~~CAX000139495~~ CAD981451644 ~~CAX00139493~~ CAD981451701 4055
- " ✓ Hughes Aircraft Company Orange ✓ Hughes Aircraft Company
31 7000 Village Drive GEN 1 651 Gilbert Orange EPA ID# 4057
Buena Park, CA 90620 Fullerton, CA 92634 CAD981451826
CAX000127308 CAD981451708 ~~CAX000139501~~ GEN 1
- 4048 ✓ Hughes Aircraft Company ✓ Added by Request 31 August 1983
5) 2011 Raymer Avenue (See Attached Letter) Orange
Fullerton, CA 92634 Hughes Aircraft Company
(714) 732-8239 Orange
4050 ~~CAX000139519~~ CAD981451941
EPA ID# CAD981451883 4059 GEN 1
GEN 2 ~~CAX000127316~~

Two Additional Satellites that will be generating limited quantities of Solvent Waste. Please see attached letter of 28 September 1984. I held this letter to this time in light of the 1 October, 1984 conversations.

- ✓ 7) Hughes Aircraft Company
5300 E. LaPalma
Anaheim, CA 92807 Orange
(714) 777-7210
4053 ~~CAX000139527~~
CAD981452006
GEN 2

- ✓ 8) Hughes Aircraft Company
4201 Bonita
Fullerton, CA 92634 4061
(714) 732-0749
~~CAX000139535~~
EPA ID# CAD981382500
Orange
GEN 1

Fit conducted site file searches w/ RWDs added 8/16/91
for the Hughes, Fullerton sites in 5/90. fl 8/14/91

Site Reconnaissance
Interview and Observation Report**Site Information** CAD981382500

Name: **Hughes Aircraft Company**
Address: 4201 Bonita Place
City, State, Zip Code: Fullerton, California 92634
Phone Number: (714) 732-1376
Contact Name: Paul Brewer
Date of Site Visit: 6/2/93

URS Site Visit Team: Tracy Faulkner
Samuel Won

Site Representatives

Name : None - Building Vacant Title

Comments and Observations

URS Consultants, Inc. (URS) representatives Tracy Faulkner and Samuel Won arrived at the 4201 Bonita Place facility at 8:10 AM. The building was vacant; however, the leasing agent of the property owner opened the building up before URS' arrival. According to Paul Brewer of Hughes Aircraft Company (Hughes) this building is referred to as Building 621. This building was principally used as a shipping and receiving warehouse for ten years (5/82 through 10/92). Office space occupies less than 25 percent of the building. Approximately 75 percent of the building is the warehouse. There are a total of 270,997 square feet in the building. There was no evidence of hazardous waste storage or spills. There was no equipment left in the building.

URS spoke to the security guard at a Hughes building located at 4255 Palm St. The security guard indicated that when the lease expired at the Bonita site in 1992, the office personnel moved to 4255 and 4275 Palm St. These offices are connected to the eastern side of the Bonita building. The shipping and receiving operations were moved to Hughes' 651 Gilbert Avenue and 1901 E. Malvern Avenue locations. The security guard also reported that there are no manufacturing or assembly operations at the 4255 and 4275 Palm St. buildings.

Document Control No. 050

File No. 62310.06

File Code 08

cc: belong to all Hughes

Date Received 5/7/93

on to SW

HUGHES

GROUND SYSTEMS GROUP

May 5, 1993

Samuel Won
URS Consultants
100 California Street, Suite 500
San Francisco, CA 94111-4529

Dear Mr. Won:

I have enclosed the information, regarding several offsite facilities Hughes Aircraft occupies or has occupied, you requested in your letter dated April 2, 1993. Hughes has not occupied some of the facilities for many years and information relating to the activities at those sites is not easily found. If you have questions or require additional information, please call me at (714) 732-1376.

Sincerely,



Paul Brewer
Hughes Aircraft Company

**4201 Bonita Place
Fullerton, CA 92634
Orange County
EPA ID# CAD981452006**

Date Occupied Site: Hughes leased the building for a ten year period from 5/82 to 10/92. The property owner was Bonita Properties (La Palma, CA).

Current Status: The current status of the building is unknown since Hughes has no connection with the building since the lease expired.

Manufacturing Activity: This building was used as the main materiel stores after this function was moved from Building 686. The Building also housed shipping, government stores (used to store Government furnished equipment) and a ground based radar refurbishment/retrofit operation.

Hazardous Materials Used: Hazardous materials used in the radar retrofit program included small quantities of adhesives, solvents (acetone, methyl ethyl ketone), waste oils, and coatings.

Hazardous Waste Generated: Hazardous wastes from the site included small quantities of out of specification adhesives and coatings, solvent contaminated solid wastes, solvent, and oils.

Waste Management Practices: Hazardous waste generated at the site were placed in DOT approved containers (often labpacked) and sent to an off-site facility. Rollins Environmental and Chemical Waste Management are the two contractors used for waste disposal/recycling.

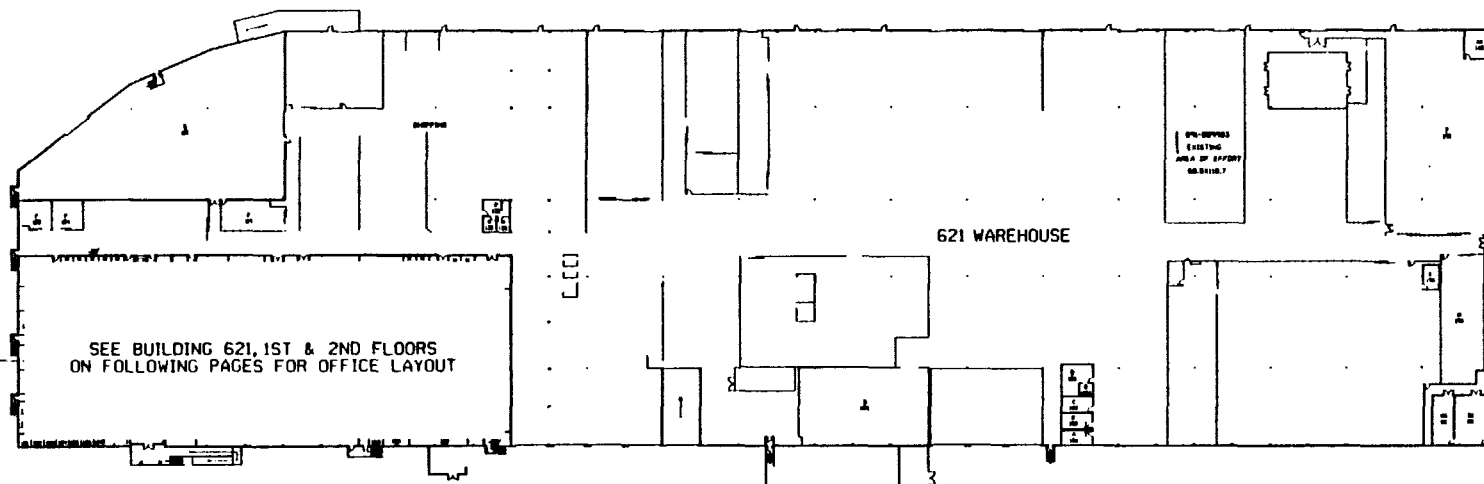
Releases to the Environment: There were no known reportable releases of hazardous materials to the environment at the subject property. There is no evidence of a release of hazardous materials at the site.

Regulatory Activity: The site was inspected by both the Orange County Health Care Agency and the South Coast Air Quality Management District. No notice of violation or notice to comply were issued to the facility. An Air Quality Management District permit was maintained for a standby generator maintained at the site.

Environmental Samples: No groundwater or soil samples were collected from the site.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40

H
G
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A



HUGHES AIRCRAFT COMPANY
FULLERTON, CALIFORNIA
FACILITIES & CAPITAL RESOURCE MANAGEMENT
BUILDING 621
WAREHOUSE
GROUND SYSTEMS GROUP
5-APR-1990

621 WAREHOUSE



ESTABLISHED 1889

OFFICE OF THE ASSESSOR

May 4, 1993

URS CONSULTANTS, INC.
100 California St., Suite 500
San Francisco, California 94111-4529

Dear Sir or Madame:

The property located at 7000 Village Dr., Buena Park, California is identified on the 1992 Secured Assessment Roll as Assessor's Parcel Number 276-191-07. The parcel is assessed to Teachers Insurance & Annuity Assn of America. They acquired title per Document #92-153002 recorded March 13, 1992 in the official records of the County of Orange. The mailing address is in care of JMB Properties Co., 10100 Santa Monica Blvd., Suite 1750, Los Angeles, CA 90067-4003.

The property addresses of 4201 Bonita Pl, Fullerton, CA and 4255 N. Palm, Fullerton, CA appear on the Unsecured Roll. They are referenced to Assessor's Parcel Number 296-411-07 which appears on the Secured Assessment Roll. This parcel is assessed to Bonita Properties. They acquired title per Document #85-108911 recorded March 5, 1985 in the official records of the County of Orange. Their mailing address is in care of Vincent B. Ruh Co., 11947 E. Florence Ave., Suite 1, Santa Fe Springs, CA 90670.

Past or prior ownership will have to acquired thru a title company. See enclosed list.

Sincerely,

BRADLEY L. JACOBS
County Assessor

By

Bertha V Bone
Bertha V. Bone
Managing Assessment Technician
Identification Division

BVB:sm

Document Control No. 065
File No. 62310.06
File Code 08
cc: Originals to TF
Date Received 5/7/93

BRADLEY L. JACOBS
COUNTY ASSESSOR

TELEPHONE: (714) 834-2727
FAX: (714) 558-0681

630 NORTH BROADWAY
CIVIC CENTER PLAZA ENTRANCE
P.O. BOX 149
SANTA ANA, CA 92702

URS CONSULTANTS	
Rec'd	MAY - 7 '93
JOB #	
Orig to:	
Correspondence	
Budget/Contract	
Copies to:	

*Sam
Won
Envir. Eng.*

*2714
Z
#7*

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

CHIEF PROSECUTOR

PUBLIC RECORDS UNIT

URS CONSULTANTS

APR 23 '93

JOB # _____
Orig to: _____
Correspondence
Budget/Contract
Copies to: _____

04/20/93

TRACY A. FAULKNER
URS CONSULTANTS, INC.
100 CALIFORNIA STREET, SUITE 500
SAN FRANCISCO, CA 94111-4529

Re: Request for Records
Control #: 493138
Request: INFORMATION REGARDING HUGHES AIRCRAFT COMPANY
LOCATED AT 5300 & 5605 E. LA PALMA, ANAHEIM; 2011 RAYMER
AVE., FULLERTON; 8475 ARTESIA, BUENA PARK; 4201 BONITA,
FULLERTON; 14501 VALLEY VIEW, SANTA FE SPRINGS; 7000
VILLAGE DRIVE, BUENA PARK AND PACIFIC RECYCLING
ENTERPRISES LOCATED AT 13012 WITTRAM AVE., RANCHO
CUCAMONGA

Your request for records has been received by the Public Records Unit of the Chief Prosecutor's Office and has been assigned a control number, as indicated above.

Your request is currently being processed. You will hear from us by 05/20/93 regarding the status of your request. If your records are ready at that time you will also receive an invoice for the cost incurred in filling your request. Upon receipt of your payment, the records will be mailed to you.

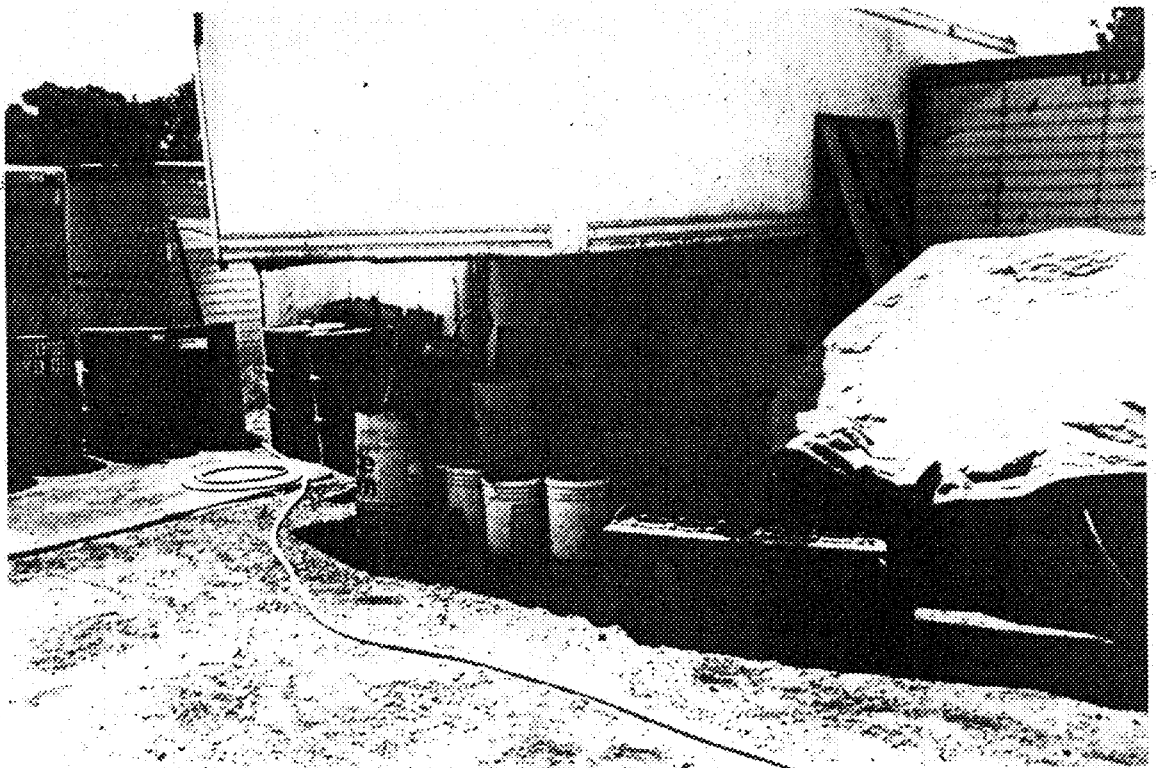
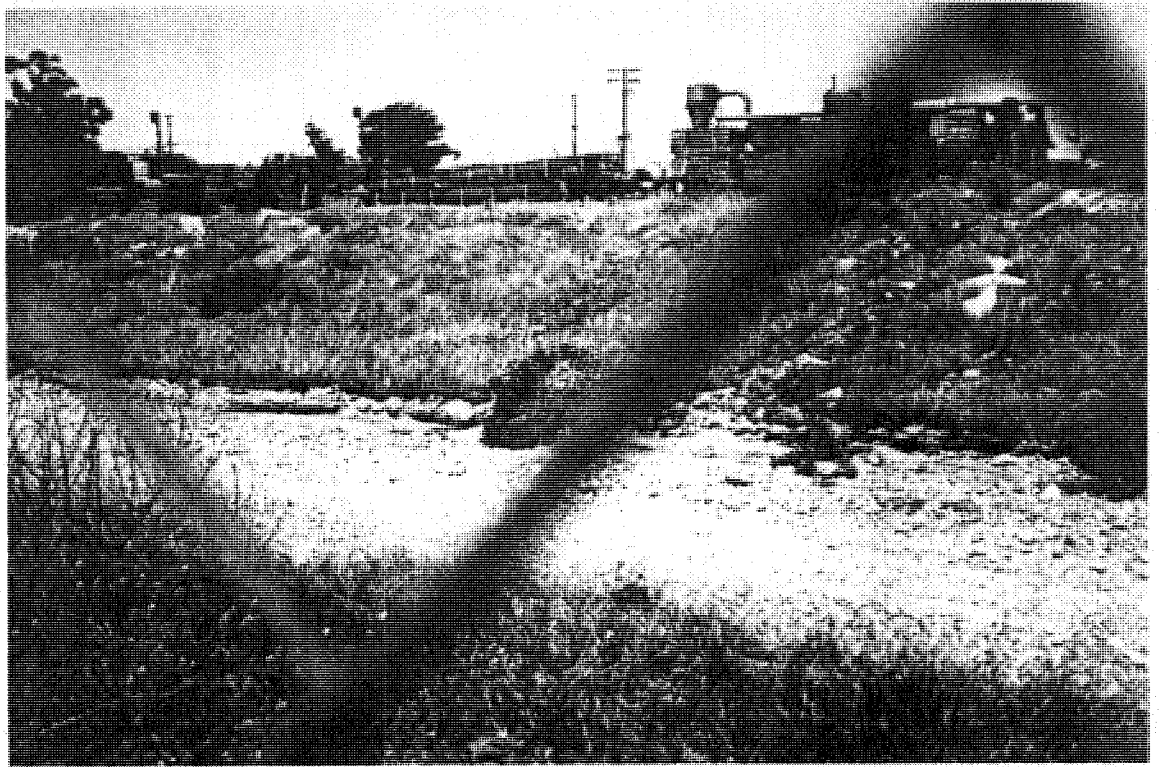
Should you have any questions or need additional information concerning this letter, please contact the Public Records Unit at (909) 396-3700 between the hours of 9:00 a.m. to 4:00 p.m. Monday through Friday.

Eleanor Eleazar x2939

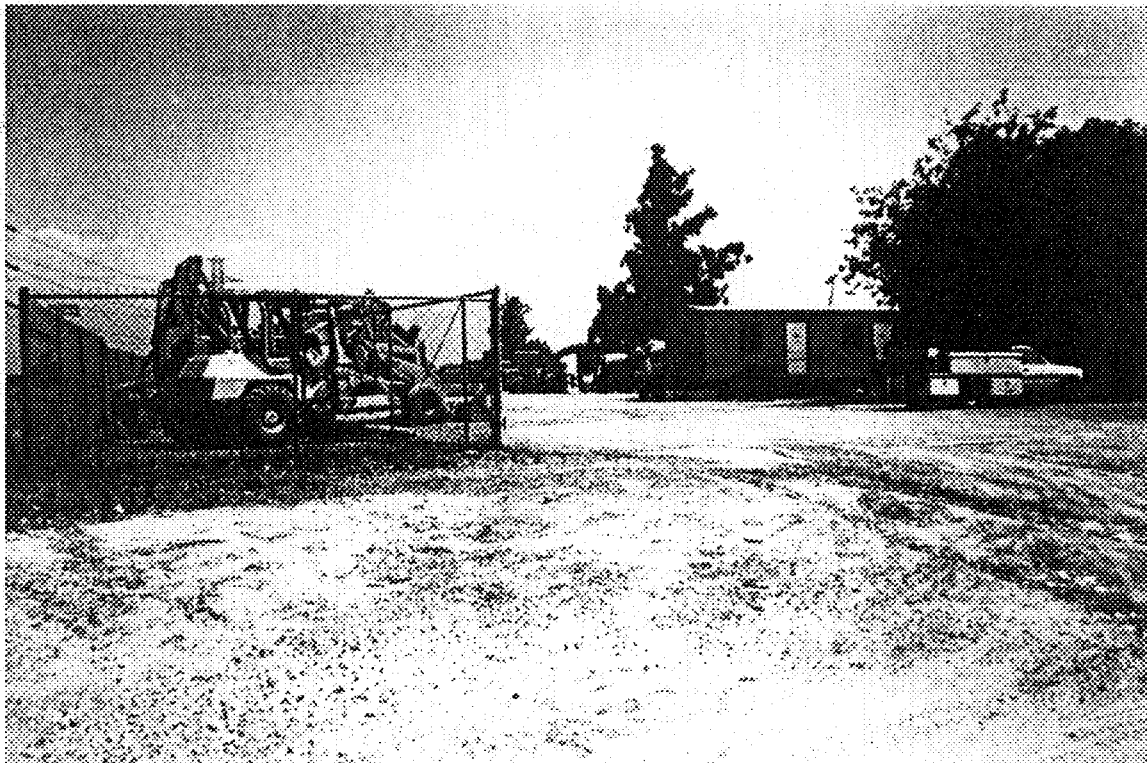
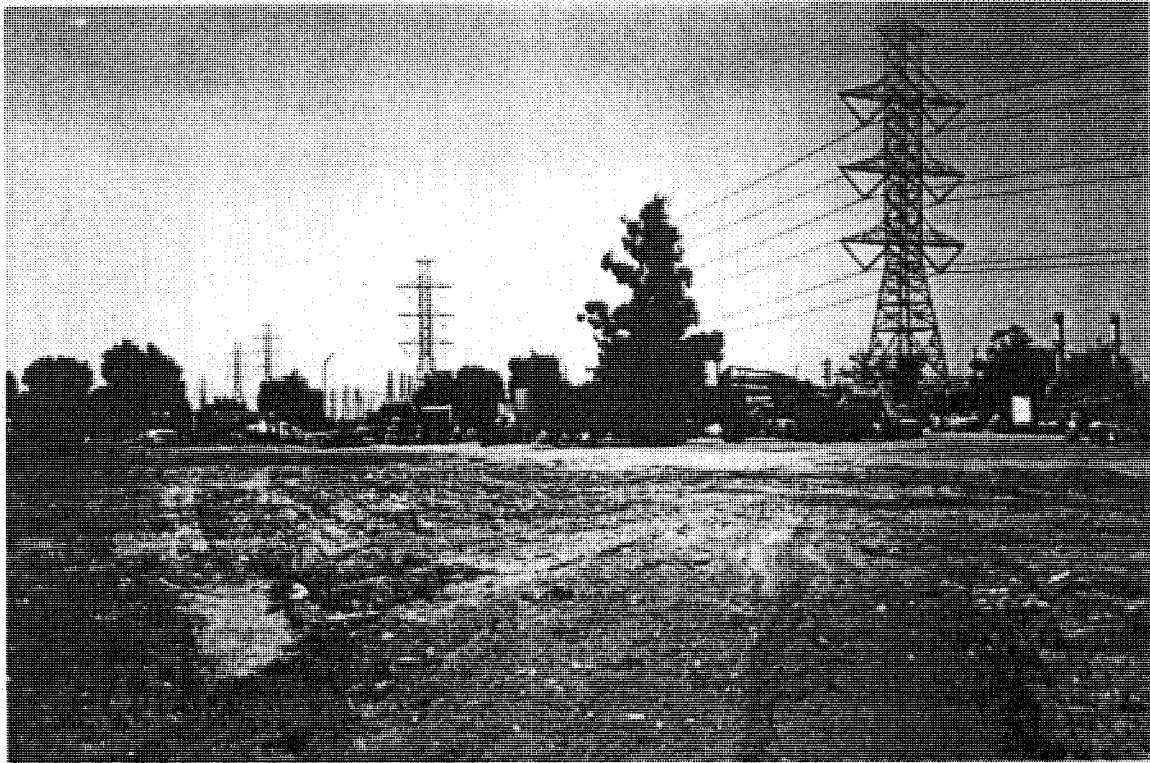
For: Diana Love
Chief Prosecutor's Office
Public Records Unit

10

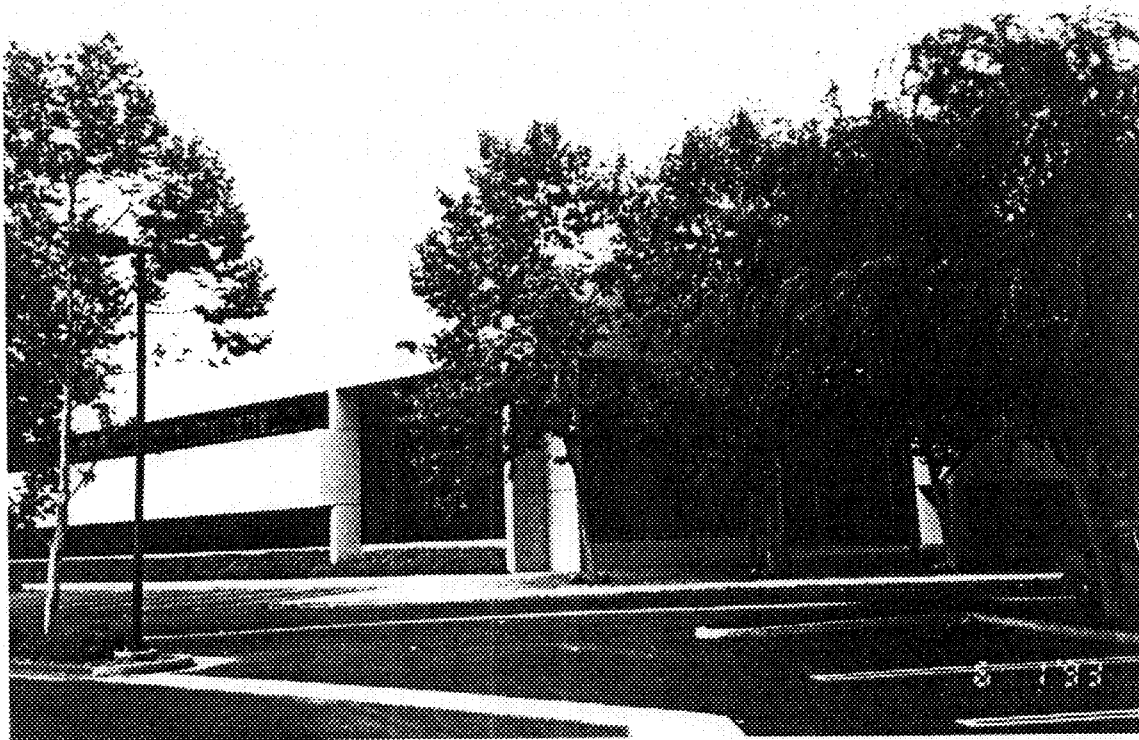
Pages 36-53 redacted
pursuant to FOIA ex 9

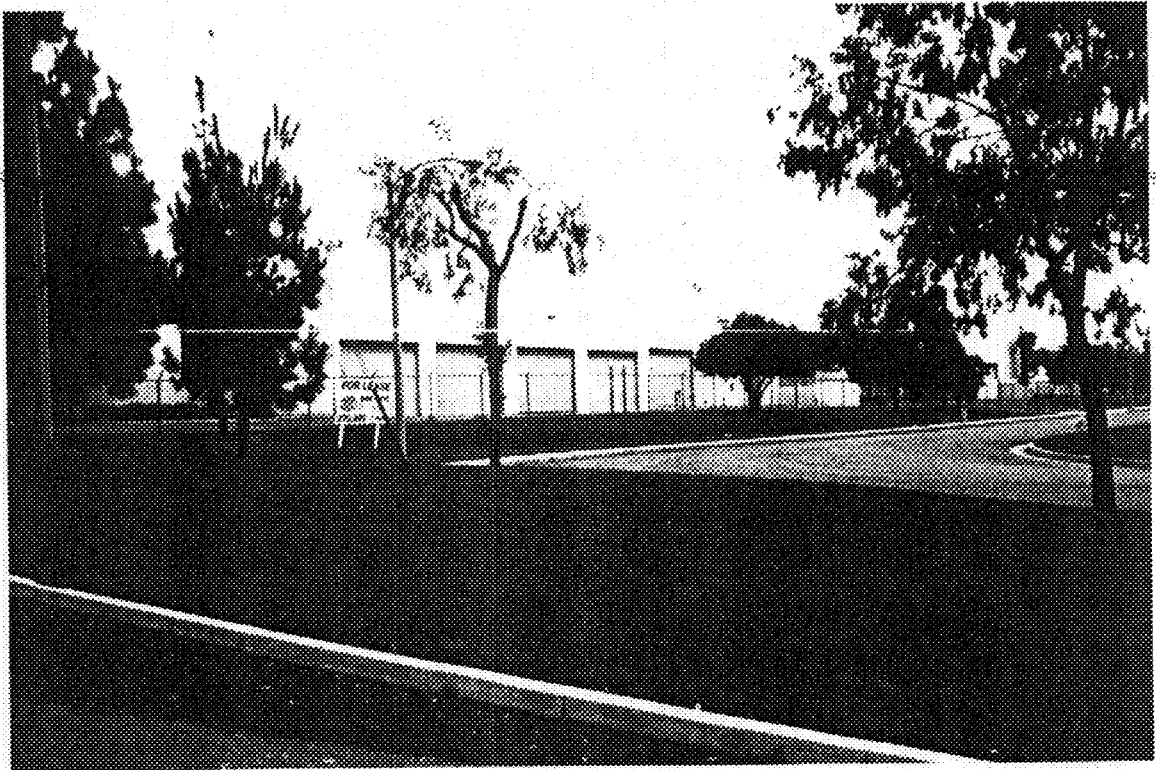
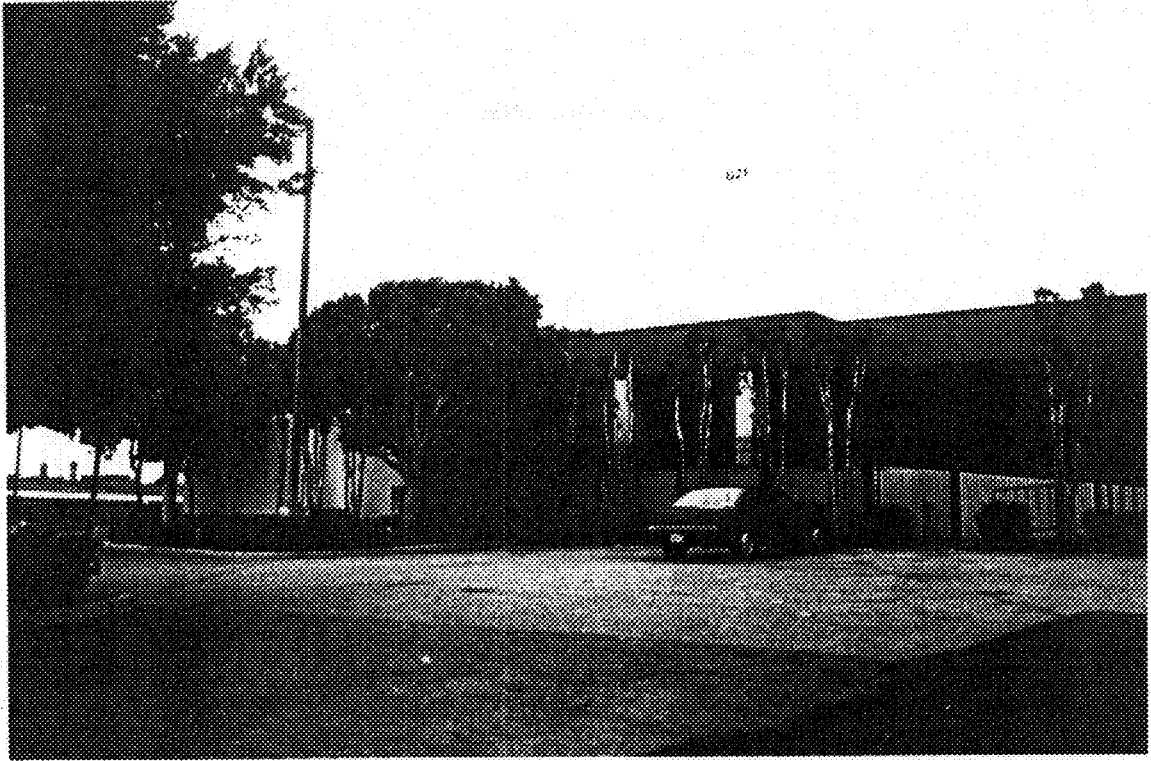


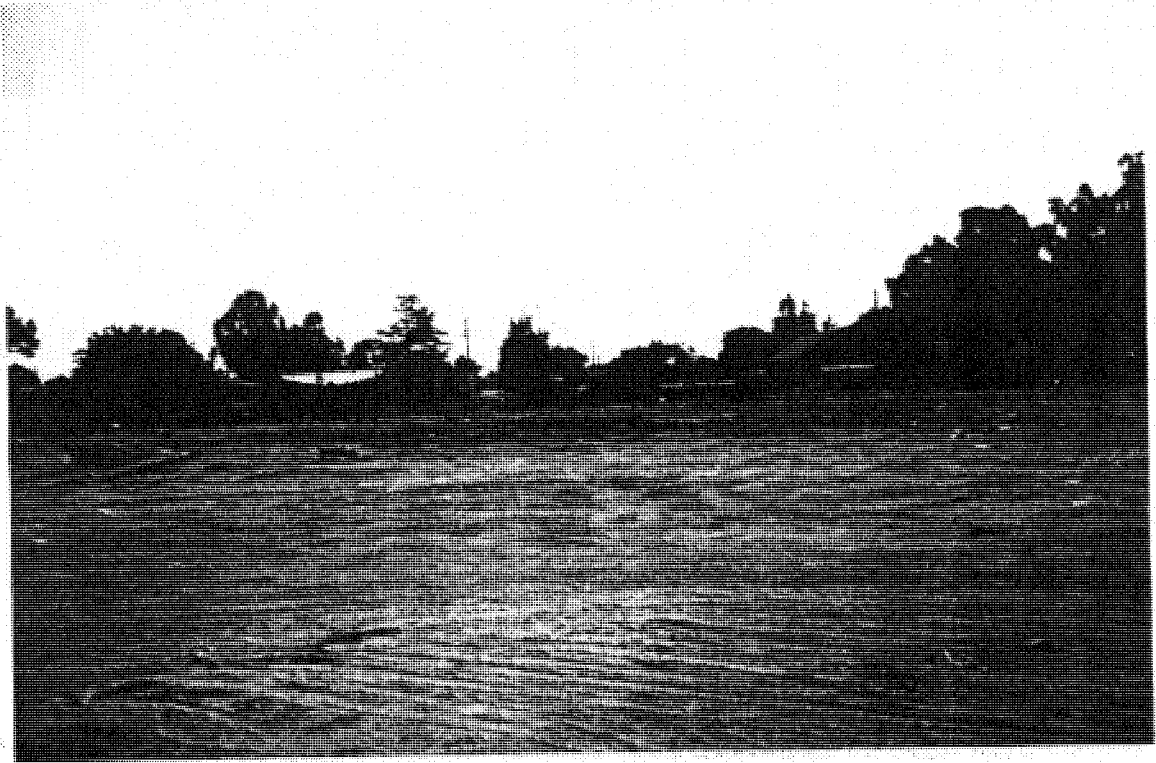






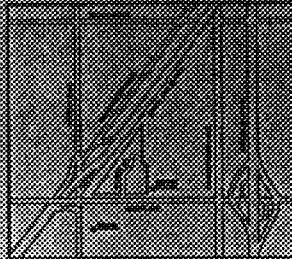








THE VILLAGE BUSINESS PARK



NOTE: This map is intended for use as a location reference only. It does not constitute a warranty, and no building is shown, except as shown. It is not intended to be used for construction purposes.

